

**Hearing Officer  
OCTOBER 16, 2007**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
1:30 PM

**1. CONSIDERATION OF MEETING MINUTES: October 2, 2007**

2. Hold a public hearing for a request by the **FOX RESIDENCE (PL070306)** (Darwin Fox, applicant/property owner) located at 520 East Manhattan Drive in the R1-6, Single Family Residential District for:

**VAR07021** Variance to raise the height of the fence/wall in the front yard setback from four feet (4') to five feet eight inches (5' 8").

**CONTINUED FROM SEPTEMBER 18, 2007 HEARING OFFICER**

**STAFF REPORT:** [HOr\\_FoxRes\\_101607.pdf](#)

**APPROVED**

3. Hold a public hearing for a request by **TEMPE VILLAGE - LUCKY MAN PRODUCTIONS LLC (PL070412)** (Stephen Duncan, Esquire/applicant; White Knight Investments, ACC /property owner) located at 5004 South Price Road in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP07146** Use permit to allow a bar (Series 6).

**ZUP07153** Use permit to allow live entertainment (venue).

**CONTINUED TO NOVEMBER 6, 2007 HEARING OFFICER**

4. Hold a public hearing for a request by the **HOFFMAN RESIDENCE (PL070414)** (Wade Hoffman, applicant/property owner) located at 1111 East Concorda Drive in the R1-6, Single Family Residential District for:

**VAR07026** Variance to reduce the front yard setback from the required fifteen (15) feet to two (2) feet five (5) inches for an open structure (carport).

**STAFF REPORT:** [HOr\\_HoffmanResidence\\_101607.pdf](#)

**APPROVED**

5. Hold a public hearing for a request by **YUCCA JUNIOR (PL070415)** (Rodney Hu/On Call Construction, applicant/property owner) located at 23 West Southern Avenue in the CSS, Commercial Shopping and Services District for:

**ZUP07147** Use permit to allow live entertainment.

**STAFF REPORT:** [HOr\\_YuccaJunior\\_101607.pdf](#)

**DENIED**

6. Hold a public hearing for a request by **SOUNDS GOOD TO ME LLC (PL070417)** (David Gracey, applicant; Crux Development LLC, property owner) located at 1010 West Broadway Road, Suite No. 101, in the PCC-1, Planned Commercial Center Neighborhood District for:

**ZUP07148** Use permit to allow vehicle service (car stereo installation) as an ancillary part of car stereo retailer.

STAFF REPORT: [HOr\\_SoundsGood\\_101607.pdf](#)

**APPROVED**

7. Hold a public hearing for a request by **SIMPLY BURGERS (PL070418)** (Sanjay Matken, applicant; Lawrence & Geyser Development, property owner) located at 580 South College Avenue, Suite No. 103 in the CC, City Center District for:

**ZUP07149** Use permit to allow live entertainment.

STAFF REPORT: [HOr\\_SimplyBurgers\\_101607.pdf](#)

**APPROVED**

8. Hold a public hearing for a request by the **BROWN RESIDENCE (PL070419)** (Steve Davis/Cassia Builders Inc., applicant; Wesley Brown, property owner) located at 11812 South Rural Road in the AG, Agricultural District for:

**ZUP07150** Use permit to allow an accessory building (barn).

STAFF REPORT: [HOr\\_BrownResidence\\_101607.pdf](#)

**APPROVED**

9. Hold a public hearing for a request by **THE CENTER BISTRO (PL070424)** (Austin Vickers, applicant/property owner) located at 21 East 6<sup>th</sup> Street in the CC, City Center District for:

**ZUP07151** Use permit to allow live entertainment (acoustical music).

STAFF REPORT: [HOr\\_CenterBistro\\_101607.pdf](#)

**APPROVED**

10. Hold a public hearing for a request by the **THOMPSON RESIDENCE (PL070427)** (Larry Thompson, applicant/property owner) located at 16 East Rice Drive in the R1-6, Single Family Residential District for:

**ZUP07152** Use permit to allow an accessory building (garage).

STAFF REPORT: [HOr\\_ThompsonRes\\_101607.pdf](#)

**APPROVED**

**ABATEMENT CASES**

11. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **SINES PROPERTY (PL070408/ABT07027)** (Renate Sines, property owner) Complaint CE073201 located at 1143 East McKellips Road in the R1-6, Single Family Residential District.

**WITHDRAWN BY CITY OF TEMPE – NEIGHBORHOOD ENHANCEMENT DEPARTMENT**

12. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **SIMMONS RESIDENCE (PL070409/ABT07028)** (Bruce Simmons, property owner) Complaint CE073202 located at 1636 North Oleander Street in the R1-6, Single Family Residential District.

**WITHDRAWN BY CITY OF TEMPE – NEIGHBORHOOD ENHANCEMENT DEPARTMENT**

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.
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*E-Mailed 9/27/07; 3 PM*

*Advertised Monday, 10/01/07*

*Modified 10/8/07; 8 AM, Simmons Abatement – Item No. 12; Sines Property Abatement – Item No. 11*